

**AGENDA**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**Wednesday, March 17, 2021**  
**4:00 PM**  
**Metropolitan Council Chambers City Hall**  
**Third Floor**

**ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS**

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. All public comments will be given in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th floor meeting room during the meeting. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

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**CALL TO ORDER**

**ROLL CALL**

**AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:**

1.      20-01194    **Case 47-20    3845 Florida Boulevard**  
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Florida Boulevard, west of Park Hills Drive, on portions of Lots 1, 2 and 3-A, Square 3 of Park Hills Subdivision. Section 102, T7S R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve failed, 1-7  
***This item was deferred from November 18, 2020 and January 20, 2021***  
[Application](#)   [Staff Report](#)   [updated application](#)

2. 20-01543 **PUD-5-04 Pelican Lakes, Concept Plan, Revision 7**  
 Proposed medium density single and multi-family residential uses with clubhouse and common open space on property located on the south side of Burbank Drive, north of Innovation Park Drive, on Tracts A-1-A, B-1-A-2, D-1, C-1-A-1 of the T.P. Stuckey Tract Property, Lots 1A-6A and 7-74 of the Stonelake Village Subdivision, and Lots 1-132, 133A-141A, 142-169, 170-310 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#) [Plans](#)
3. 21-00097 **RV-3-21 Bahlinger, Inc. Property Revocation**  
 A request to revoke a 10 foot BRWW servitude, located on the north side of Florida Boulevard and west of Lobdell Boulevard, on Tract N-1-A-1-A of the Bahlinger Inc. Property (Council District 6 - Dunn Jr.)  
**PLANNING STAFF FINDINGS:** Planning Staff certifies that the proposed request meets the minimum requirements of the UDC  
**COMMISSION ACTION:** No hearing before the Planning Commission required, per UDC Section 3.6.3  
[Exhibit](#) [Aerial Map](#) [Zoning Map](#) [LONO Dept. of Development](#) [LONO Dept. of Trans. and Drainage](#) [RV-3-21 MC Report](#) [Memo to Metro Council](#)
4. 21-00099 **Case 1-21 11575 Coursey Boulevard**  
 To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Coursey Boulevard, west of South Sherwood Forest Boulevard, on Lot A-1-B-1-B-2-1 of American Way Extension. Section 50, T7S R2E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
5. 21-00100 **SPUD-10-06 The Office Park at the Reserve, Revision 3**  
 Proposed offices, warehouse with outdoor storage, parking, and common open space on property located on the south side of Jefferson Highway, east of Highland Road, on Tract Y-1 of the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#) [Plans](#)
6. 21-00192 **RV-4-21 Chatsworth Plantation Revocation**  
 A request to revoke a 20 foot portion and a 10 foot portion of an 80 foot public all-purpose servitude, located north of Innovation Park Drive and east of Nicholson Drive on Tract W-1 of the Chatsworth Plantation Property (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Planning Staff certifies that the proposed request meets the minimum requirements of the UDC  
**COMMISSION ACTION:** No hearing before the Planning Commission required, per UDC Section 3.6.3  
[Exhibit](#) [Zoning Map](#) [Aerial Map](#) [LONO Transportation and Drainage](#) [LONO from Development](#) [MC Report](#) [Memo to Metro Council](#)

7. 21-00205 **PA-2-21 10225 Jefferson Highway**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*related to Case 3-21*  
[Application](#) [Staff Report](#)
8. 21-00206 **Case 3-21 10225 Jefferson Highway**  
 To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*related to PA-2-21*  
[Application](#) [Staff Report](#)
9. 21-00207 **PA-3-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**  
 To amend the Comprehensive Land Use Plan from Commercial to Employment Center on property located east of Pecue Lane, north of I-10, on a portion of Lot 4-B-1-A of Leon R. Kleinpeter, Sr. Estate. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses  
*related to Case 6-21*  
[Application](#) [Staff Report](#)
10. 21-00208 **Case 6-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**  
 To rezone from Heavy Commercial (C2) to Commercial Warehousing Three (CW3) on properties located on the east side of Pecue Lane, north of Interstate Highway 10, on a portion of Lot 4-B-1-A and the remaining portion of Lot 3, Leon R. Kleinpeter Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
*related to PA-3-21*  
[Application](#) [Staff Report](#)
11. 21-00209 **Case 2-21 8300-8500 Picardy Avenue**  
 To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on a portion of Tract BB-1-B-1 of B. F. Carroll Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

12. 21-00210 **Case 4-21 9783 Greenwell Springs Road**  
 To rezone from Light Commercial One (LC1) to Neighborhood Commercial (NC) on property located on the north side of Greenwell Springs Road, east of Joor Road, on Lot 1.25 AC of L. D. Alford Tract. Section 26, T6S R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
13. 21-00211 **ISPUD-4-21 Equestrian Court Residential Development**  
 Proposed low density single family lots on property located northwest of the intersection of Jefferson Highway and Cameron Avenue, northeast of the intersection Jefferson Highway and S. Carrollton Avenue, on Lot 3 and a portion of Lots 4-A-1 and 4-B-2 of the Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)
14. 21-00212 **PUD-1-21 Eliza Garden Concept Plan**  
 A proposed low density single family residential neighborhood, and common open space on property located south of Burbank Drive, east side of Sehdeva Memorial, on Tract A-3-3-B of Chatsworth Plantation Property. Section 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)
15. 21-00213 **RV-1-21 Shadows Bend Drive Revocation**  
 Proposed revocation of a public street right-of-way to dedicate as a private street, within the Highland Shadows Subdivision (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
16. 21-00214 **RV-2-21 The Cloister**  
 Proposed revocation of a 40 foot public drainage right-of-way, between Lot 1 of the Cloister Subdivision, 1st Filing and Lot 28 of Jefferson Place, 1st Filing (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

**ADJOURN**